

005.A

0001

0094.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

313,500 / 313,500

USE VALUE:

313,500 / 313,500

ASSESSED:

313,500 / 313,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		BROOKS AVE, ARLINGTON

OWNERSHIP

Owner 1:	SOLMONESE JOHN R	Unit #:	94
Owner 2:			
Owner 3:			
Street 1:	94 BROOKS AVE UNIT 94		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	KRIKORIAN ROGER J/ANAHID -
Owner 2:	-
Street 1:	96 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

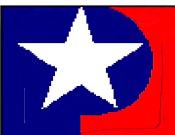
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7804												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	313,500			313,500		281179
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	4649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	20:36:10
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	313,500	0	.	.	313,500		Year end	12/23/2021
2021	102	FV	304,700	0	.	.	304,700		Year End Roll	12/10/2020
2020	102	FV	300,300	0	.	.	300,300	300,300	Year End Roll	12/18/2019
2019	102	FV	310,800	0	.	.	310,800	310,800	Year End Roll	1/3/2019
2018	102	FV	275,300	0	.	.	275,300	275,300	Year End Roll	12/20/2017
2017	102	FV	251,300	0	.	.	251,300	251,300	Year End Roll	1/3/2017
2016	102	FV	251,300	0	.	.	251,300	251,300	Year End	1/4/2016
2015	102	FV	228,800	0	.	.	228,800	228,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKORIAN ROGER	48256-268		9/29/2006		295,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	846	Inter Fi	24,794	C				INTERIOR UPGRADES
2/24/2017	191	Alterati	12,000	C				
9/18/2015	1371	Redo Kit	20,000		9/18/2015			Renovation of kitc
5/23/2011	483	Redo Bat	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
3/19/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

